

City of Mt. Shasta Planning Commission Regular Meeting Agenda

Mt. Shasta Community Center, 629 Alder Street
Tuesday, May 17, 2016; 6:00 p.m.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services, and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Item	
1.	Call to Order and Flag Salute
2.	Roll call
3.	Approval of Minutes:
a.	Minutes of April 19, 2016 Regular Planning Commission Meeting
4.	Correspondence from Public & Staff
5.	Public Comment Welcome to our Planning Commission meeting. The Commission invites the public to address the Commission on issues not listed on the agenda and that are within the Commission’s subject matter jurisdiction. Those wishing to address the Commission are asked to sign-in and indicate their topic of interest. The public has a right to address the Commission on any subject within the Commission’s jurisdiction; however the Commission may limit public comment on matters that are outside of its jurisdiction. The Planning Commission may regulate the total amount of time on particular issues and for speakers (typically 3 minutes). The Commission may place additional time limits on comments, to ensure members of the public have opportunity to speak and the Commission is able to complete its work. A group may be asked to choose a spokesperson to address the Commission on a subject matter, or the Commission may limit the number of persons addressing the Commission whenever a group of persons wishes to address the Commission on the same subject matter. Speakers are asked to provide their name and address for the public record. We greatly appreciate your active participation.
6.	Consent Agenda Consent Agenda items are matters requiring a Planning Commission review but which, following an initial evaluation by staff, have been found to be totally consistent with existing City regulations and the City General Plan and are, therefore, recommended for “routine” approval. If it is determined by the Commission that a Consent Agenda item requires further discussion and review, it will be removed to the regular agenda for consideration. The remaining items will be handled as a group by a single action of the Commission.
7.	Discussion and Possible Action: Design Review. Mt. View Drive and South Mt. Shasta Blvd. The Project is a Design Review pursuant to Chapter 18.60 of the Municipal code. The project is a 1,954 square foot office building and site.

8. Home Occupation Special Use. This project is for a Home business pursuant to Chapter 18.40 of the Municipal Code. The Business is a part time reading and healing business that will require light "foot traffic" to home.

9. Comments From Staff and Commission

10. Adjourn: Next regular meeting to be held Tuesday June 21, 2016.

Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd., Mt. Shasta, CA at the same time the public records are distributed or made available to the members of the legislative body. Agenda related writings or documents provided to a majority of the legislative body after distribution of the Agenda packet will be available for public review within a separate binder at City Hall at the same time as they are made available to the members of the legislative body. The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk or Deputy City Clerk at least 48 hours prior to the meeting at (530) 926-7510 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.

Any writings or documents provided to a majority of the Planning Commission after distribution of the meeting Agenda Packet regarding any open session item on this agenda will be made available for public inspection during normal business hours within the binder entitled "Agenda Packet For Front Counter" located at City Hall at the desk on the right-hand side inside the front door.

Projects heard at this Planning Commission meeting may be subject to appeal. Please contact the Planning Department for information. Appeals must be submitted to the City Clerk's office together with the appeal fee of \$375. If you challenge the environmental review or the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department on, or prior to, closing of the public comment period.

City of Mt. Shasta Planning Commission Regular Meeting Minutes

Mt. Shasta Community Center, 629 Alder Street
Tuesday, April 19, 2016; 6:00 p.m.

“Our mission is to maintain the character of our “small town” community while striking an appropriate balance between economic development and preservation of our quality of life. We help create a dynamic and vital City by providing quality, cost-effective municipal services, and by forming partnerships with residents and organizations in the constant pursuit of excellence.”

Item	
1.	Call to Order and Flag Salute
2.	Roll call Findling, Higuera, Derby, Wagner, Beck, . Clure and Pardee were absent
3.	Approval of Minutes:
a.	Minutes of March 15, 2016 Regular Planning Commission Meeting. Corrections there is an Aye from Commissioner Derby yet she was not able to vote since she was not at the meeting where Findling moved, Wagner seconded. Minutes were approved.
4.	Correspondence from Public & Staff. None
5.	Public Comment Welcome to our Planning Commission meeting. The Commission invites the public to address the Commission on issues not listed on the agenda and that are within the Commission’s subject matter jurisdiction. Those wishing to address the Commission are asked to sign-in and indicate their topic of interest. The public has a right to address the Commission on any subject within the Commission’s jurisdiction; however the Commission may limit public comment on matters that are outside of its jurisdiction. The Planning Commission may regulate the total amount of time on particular issues and for speakers (typically 3 minutes). The Commission may place additional time limits on comments, to ensure members of the public have opportunity to speak and the Commission is able to complete its work. A group may be asked to choose a spokesperson to address the Commission on a subject matter, or the Commission may limit the number of persons addressing the Commission whenever a group of persons wishes to address the Commission on the same subject matter. Speakers are asked to provide their name and address for the public record. We greatly appreciate your active participation. NO comments
6.	Consent Agenda Consent Agenda items are matters requiring a Planning Commission review but which, following an initial evaluation by staff, have been found to be totally consistent with existing City regulations and the City General Plan and are, therefore, recommended for “routine” approval. If it is determined by the Commission that a Consent Agenda item requires further discussion and review, it will be removed to the regular agenda for consideration. The remaining items will be handled as a group by a single action of the

Commission.
<p>7. Discussion and Possible Action: Design Review. Accessory Structure. 3900 Springhill Drive. 057-771-200.</p> <p>Staff Report was presented, CEQA was discussed and the Document was reviewed. Two comments were submitted and it was recommended that the Planning Commission Approve Project 2016.3. The applicant also spoke.</p> <p>Motion was made by Findling to Adopt the Notice of Exemption, and approve the project as it was submitted. Seconded by Emily Derby seconded. Project was approved 5-0</p>
<p>8. Commission and Staff Comments:</p> <p>Chairperson Higuera asked about the Noise Ordinance. She also asked about the Marijuana Ordinance. Higuera indicated that the marijuana ordinance is probably significant so we can be prepared. Higuera indicated that we must be prepared. Wants to start looking at what we are to do and get educated. It was discussed that perhaps there be a sub-committee looking into it. Higuera indicated that the issue needs to be discussed. Wagner used the example that the previously proposed was too rushed and it would be best to involve the public. Staff indicated his preference is to go slower and err in the site of caution.</p> <p>Commissioner Findling updated the group on progress that the ATC. Commissioner Findling wanted to get on the record that the Staff Report submitted is in a very desirable format and requested that the future Planning Staff use this as a template. She indicates that the recommendation does not pre-suppose the planning commission recommendation. The staff report is well cited, organized, well presented.</p> <p>Staff indicated he would see what he could do to make that be the future format.</p>
<p>9. Adjourn: Next regular meeting to be held Tuesday May 17, 2016.</p> <p>Availability of Public Records: All public records related to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at City Hall located at 305 North Mt. Shasta Blvd., Mt. Shasta, CA at the same time the public records are distributed or made available to the members of the legislative body. Agenda related writings or documents provided to a majority of the legislative body after distribution of the Agenda packet will be available for public review within a separate binder at City Hall at the same time as they are made available to the members of the legislative body. The City of Mt. Shasta does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in employment or provision of services. In compliance with the Americans with Disabilities Act, persons requiring accommodations for a disability at a public meeting should notify the City Clerk or Deputy City Clerk at least 48 hours prior to the meeting at (530) 926-7510 in order to allow the City sufficient time to make reasonable arrangements to accommodate participation in this meeting.</p>

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**Planning Commission
AGENDA ITEM #7**

DATE: May 17, 2016

TO: Planning Commission

FROM: Keith McKinley, MRTP

SUBJECT: Design Review: Corner of Mountain View Drive & South Mt. Shasta Blvd. APN: 057-760-040, 057-760-050

RECOMMENDATION:

- 1. Receive Staff Report**
- 2. Discuss attributes of project related to the Design Guidelines**
- 3. If the planning Commission feels the required findings are supported by the evidence on record, adopt the Notice of Exemption and approve Design Review Project 2016.4**

BACKGROUND & SUMMARY:

Brief Overview and Project Setting

The project is a design review pursuant to Chapter 18.60 of the Municipal Code and the Mt. Shasta Design guidelines. The project consists of the construction of a 1,954 square foot office building. The proposed building is a professional office building designed to accommodate two (2) businesses. One first will be occupied by the owner as an insurance office. The second will be leased.

The building layout is intended to utilize the existing topography for drainage and maximize screening for the parking yet still allow it to be easily accessible. It also allows for entry to the parking off Mountain View Drive, eliminating any potential traffic congestion from a left hand turn off of Mt. Shasta Blvd. Given that there is no street parking along this section of Mt. Shasta Blvd, the applicant considered locating parking toward the rear of the site as suggested in the Design Guidelines, but it was felt that orienting the building toward the south and onsite parking was more user friendly. In addition, Staff comments during pre-application meetings made it clearer that the parcel was not deep enough to accommodate a reasonable design with effective landscaping. Many recent approvals did not follow to the letter of the guidelines regarding suggesting that buildings are in the front.

At 1,954 SF the building is just over the requirement for six (6) parking spaces. Seven (7) are provided. In Addition, an accessory structure and trash enclosure is included

Grading on the property will be minimal. Drainage patterns will be maintained in a southwest direction with only gentle changes to guide the runoff to the curb and gutter on Mt. Shasta Blvd. Most of the grading will be accomplished with less than a foot of cut or fill.

The building is designed to blend with the existing professional office buildings to the north, of Roelofs Court as well as the residential homes and duplexes on Roelofs Court and Mountain View Drive. The roof is a 6:12 pitch and uses dark composition shingles. The exterior walls will have a rock and wood finish with ledge stone finish on the lower half and simulated wood lap siding on the upper half. Colors will be various shades of gray (Catalyst Steel) with off white (Mecca White) trim.

Lighting will be limited to the exterior walls of the building. The entrance alcoves will be lighted as well as single downward directed lighting by each rear door. The parking area will receive lighting from two (2) shielded lights mounted over the building entries.

Landscaping is addressed with the attached plan (SEE Attachment 3). Existing trees are utilized where feasible and additional plantings are provided to create screening and shade. Landscaping is at base of structure.

Snow storage is provided in locations to allow removal without entering the public streets and make use of southern exposure to speed melting.

Project Setting

The location is roughly at the Northeast Corner of Mt. View and South Mount Shasta Blvd. The property is zoned C-1 in the Mount Shasta Zoning Code and designated as Commercial Center in the General Plan land use element.

The property is surrounded by multi-family residential to the east and northeasterly direction, and to the northern direction there are similar office buildings. To the south is the site of the now closed Piemont Restaurant.

California Environmental Quality Act

The project is less than 2500 square feet in area. The California Environmental Quality Act (CEQA) exempts new construction of small structures less than 2500 square feet (CEQA Guidelines Section 15303 (c). "New Construction or Conversion of Small Structures." CEQA lists this particular class of exemption in the section under potential exceptions. For discussion, Classes 3, 4, 5, 6, and 11 are qualified by consideration of *where the project is to be located* -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.

In this case the site does not contain any additional aspects to make it a particularly sensitive environment, therefore the exemption can be applied.

Discussion

The project is a fairly small and relatively simple design that fits in with the surrounding uses, and is compatible in design to the similar uses and residential design in the immediate vicinity. The site has been designed to be similar to the office buildings located just north of the site at the corner of South Mt. Shasta Blvd and Roelfs court.

What follows are the discussions of the required aspects of the design guidelines for the purpose of providing the adequate evidence on the record for approval of the project.

The site plan and elevations are found at Attachment 1, 2 and 3.

Materials

The materials used for this project follow the suggested materials set forth in the Design Guidelines at Page 9. For example, the photographic samples shown include lap siding. Typical construction materials include simulated siding that appear as Lap Siding. Lap siding is an acceptable wall material for the Mt. Shasta Design Guidelines. The combination of wood and stone in particular is seen as a positive and used extensively in both new construction and remodel. With that, the applicant is proposing to utilize stone along the foundation below windows. Various stone treatments can be used, in this case ledge rock is proposed. This is an acceptable material and is shown in photographic examples at page 8 of the Design Guidelines.

The applicant is also proposing to add timbered beam treatments on the front of the structure (entryway, and the side facing the street). Beams and Timbers are also an acceptable material used.

To emphasize the projects compliance in the choice of materials, staff is quoting the design guidelines at page 19. For example: “Universally accepted wall materials shall be plaster (either traditional cement or acrylic applications) **horizontal wood siding (natural or composite)**, shingles, or split face concrete block. In addition, **accent materials, (tile, stone, or brick veneer, etc.)** with these characteristics is recommended in combination with the above elements.” Further, horizontal lap siding or panels to that effect are also encouraged: “Ideally street views of the structure would be clad in horizontal siding materials.”

Colors

Color is discussed in the Design guidelines at page 20. It states “Building colors should tend toward neutral and base colors for the bulk of the structure however accenting colors should be contrasting and may be much brighter in hue and palate. Ideally the colors should complement others in the neighborhood and accent the design of the building.”

Form

The location and use of the structure often dictates the shape and layout of the building. In the downtown for example, pedestrian access is important and the buildings are oriented to the street with little or no setbacks. Further away from the downtown, the buildings are typically on larger lots, have setbacks and on-site parking. In this case the building is located on a lot that is larger and can accommodate the required parking.

Site

The arrangement of the building is that the entrances are on the south end and parking is located there. This is consistent with many site designs that were recently approved by the planning commission. For example Dr. Centeno’s office, and the animal hospital have site arrangements similar. For all intents and purposes, there is a building near the front of the primary street, but with parking on the side and not the rear. This is an acceptable design for our purposes. There is a trash enclosure on the site plan. The trash enclosure will be part of a small 10x 10 storage shed. The area is not readily visible yet will have materials consistent with the primary building.

Parking.

The City of Mt. Shasta requires one space per every 300 square feet of office use. In this case the requirement is 7 spaces. One ADA compliant space is also proposed.

The parking requirements are met with this proposal.

In this case wall colors will be various shades of gray (Catalyst Steel) with off white (Mecca White) trim. The grey color is available for viewing yet the description of darker opaque field color with a white trim fits the criteria of the Guidelines.

Lighting

Lighting is proposed as downward facing full cut-off fixtures. There is no lighting plan however the project description

Landscaping

A landscaping plan was submitted (See Attachment 3). The landscaping plan includes the required landscaping at the base of the structure, it also utilizes existing trees where feasible. Planting design will be composed of trees, shrubs and groundcovers that are native cultivars and other plant species that perform well in the Mt. Shasta environment. There will be no lawn.

Accessory Structure

The accessory structure is made of the same materials and roof material as the primary structure, it is located at the rear northern corner of the site. The Design Guidelines require trash enclosures, and this is in combination with the accessory building. The accessory structure does not include stone at the base. The Accessory structure meets the requirements of the design guidelines.

Conclusion

This project is consistent with the suggested and required attributes set forth in the Design Guidelines, Wood lap siding, ledge stone and wood. Site has landscaping, matching accessory structure and enclosed trash area.

Required findings:

1. The proposed building and site plan is consistent with the photographic examples of acceptable styles, elements, themes, materials, massing, detailing, landscaping, and relationships to street frontages and abutting properties examples shown in these guidelines.

Discussion: Yes, this project has proposed a design that is consistent with the photographic samples in the design guidelines. The structure is modeled after similar buildings in the City, and appears, in style only, to be consistent with a similar office building shown on page 11 of the guidelines.

2. The design of the proposed building(s) or structure(s) includes universally acceptable wall materials, or alternative treatments for panelized or prefabricated structures, identified in the guidelines under Color and Material.

Discussion: The project details are provided in the staff report indicate that horizontal lap siding (style), ledge rock, and wooden beams are shown on the elevations, and the color and

materials are identified as well. Each of the required aspect of the design are included in the proposal. The colors are a subdued set with various shades of grey with white trim. The color scheme is consistent with the design guidelines discussion regarding colors.

3. Roof design includes appropriate detail to match the surrounding structures, do not create glare and are complimentary in color to the building.

Discussion: According to the application materials, and as mentioned in the above discussions, Roof is an asphalt comp roof dark in color. No reflective surfaces are proposed. The roof is a 6:12 pitch and uses dark composition shingles. Dark shingle will not add glare, and the pitch is consistent with the pitch of similar office buildings recently approved pursuant to the Design Guidelines.

4. Design of the structures is sufficient to prevent vibrations or noise from sources internal to the structure from being detected at the property lines.

Discussion: The typical construction requirements for noise within the building code ensure that proper sound attenuation is built into the project (Uniform Building Code). The activity inside is for a certain occupancy, and typically the office use does not include activity to create or generate noise that can't be attenuated by insulated wall and windows.

5. Proposed color scheme is consistent with the preferences identified in the guidelines under "Color and Materials." Base color is a neutral color and the trim color accents or contrasts the base color.

Discussion: Various shades of gray with white trim is consistent with the Design guidelines.

6. The site plan demonstrates both motorized and non-motorized connectivity from the public right of way to the buildings and other site amenities.

Discussion: The site has two points of connection to a Public Right of Way. The entrances are located on South Mt. Shasta Blvd., and Mt. View Drive. The entrance on Mt. View is placed there to add safety to the ingress egress from southbound traffic. Each entrance connects also to a sidewalk

7. The proposed development is in conformity with the standards of the Land Development Code and other applicable ordinances insofar as the location and appearance of the building and structures are involved.

Discussion: The property is appropriately zoned (C-1) and allowed uses in C-1 include office uses, and the provisions of Chapter 18.60 are met for Design Review, and the California Environmental Quality Act compliance has been achieved.

Conditions of Approval:

1. Project is constructed as shown in the attachments or as modified by the Planning Commission. Planner will confirm the design prior to issuing a building permit.

Suggested motion:

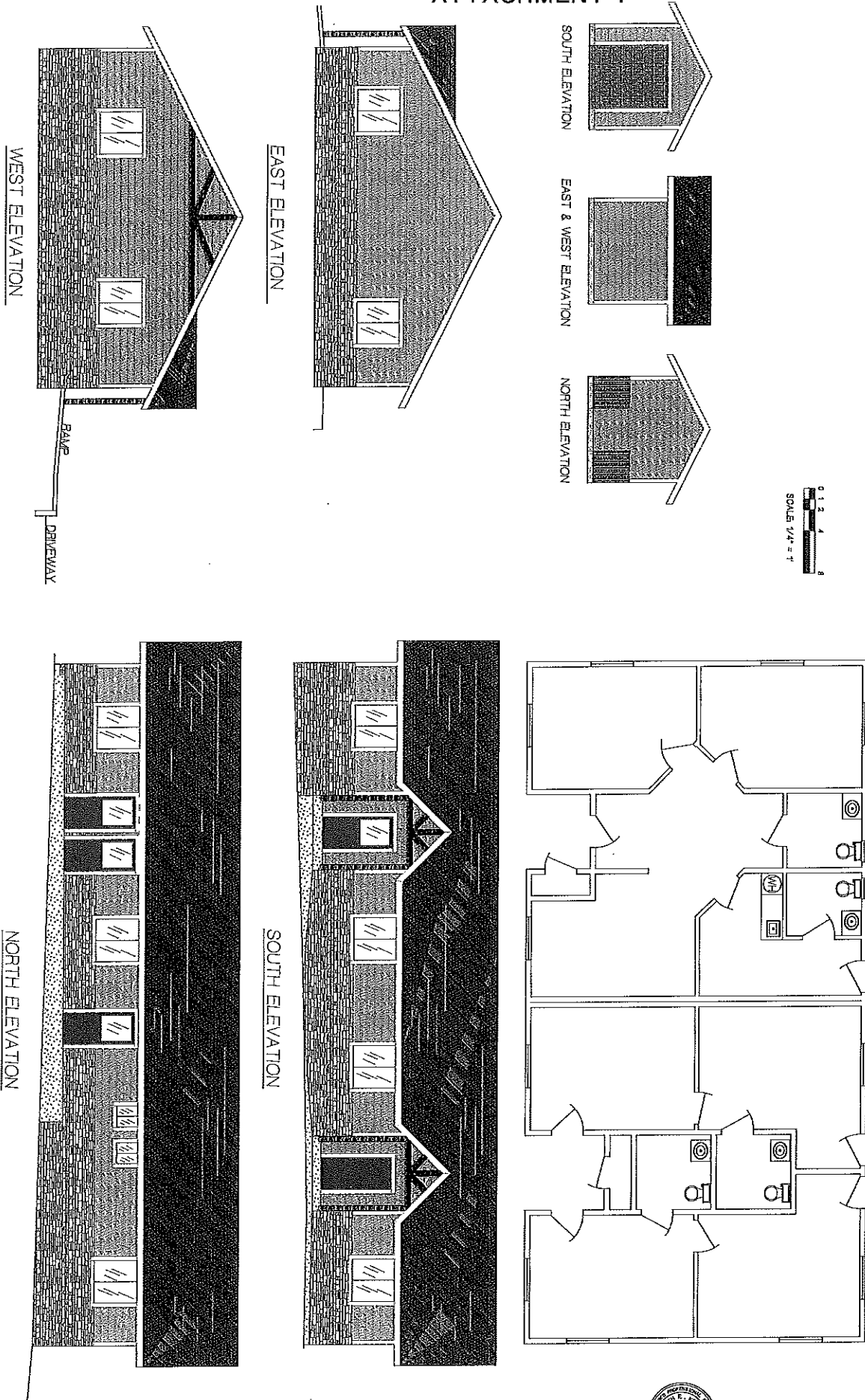
Once the discussion has been complete, and the Planning Commission is satisfied that the evidence on the record supports the required findings, Staff recommends:

The Planning Commission move to adopt the Notice of Exemption, and approve project 2016.3.

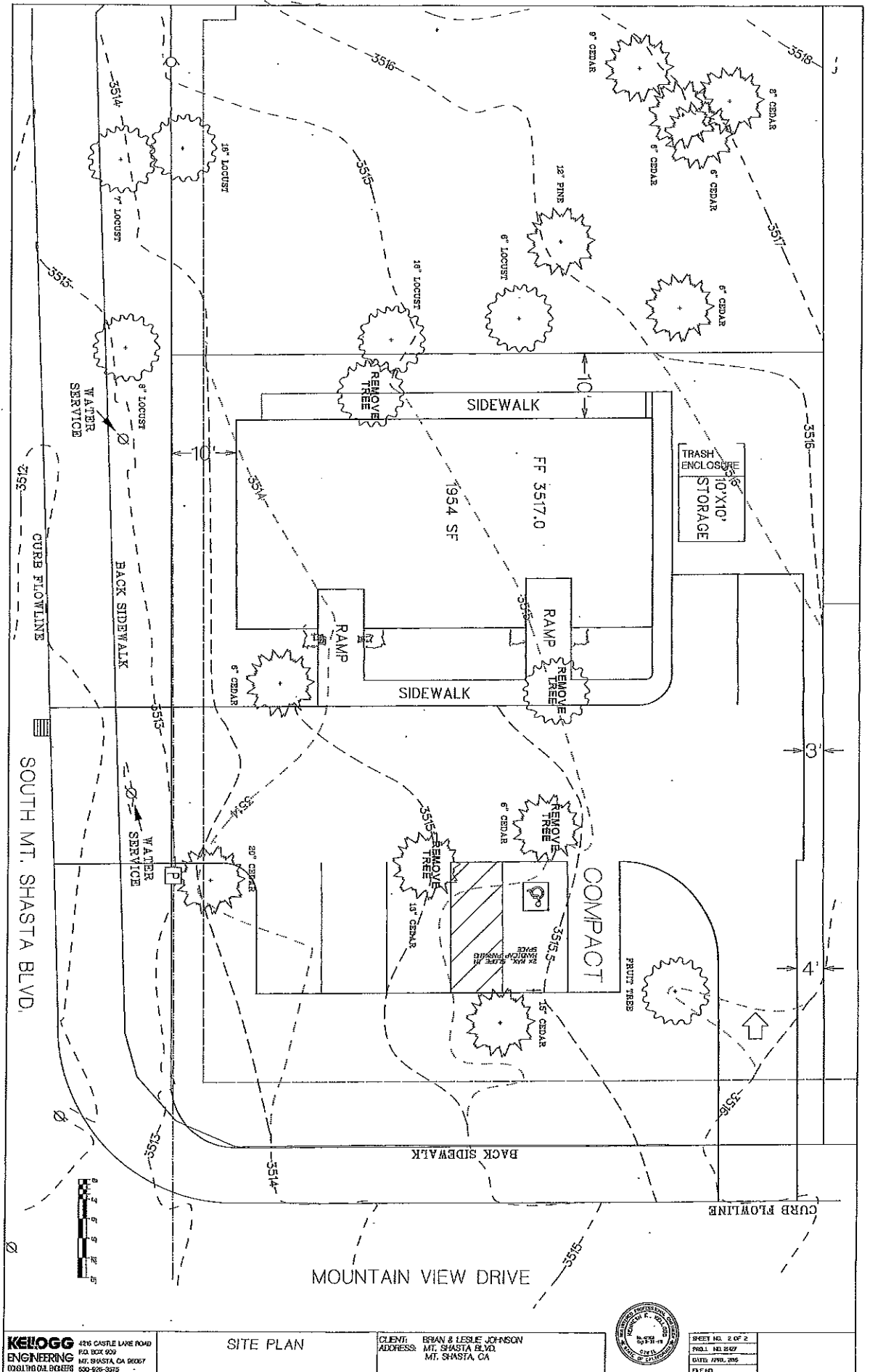
ATTACHMENTS:

1. **Building Elevations (Primary Structure and Accessory Structure/Trash)**
2. **Site Plan**
3. **Landscaping Plan**
4. **Air Photo**
5. **Site Photographs**
6. **Notice of Exemption**
7. **Color (under separate cover)**

ATTACHMENT 1



ATTACHMENT 2



KELOGG 415 CASTLE LANE ROAD
P.O. BOX 909
MT. SHASTA, CA 96067
TEL: 530-926-3275

SITE PLAN

CLIENT: BRIAN & LESLIE JOHNSON
ADDRESS: MT. SHASTA BLVD.
MT. SHASTA, CA



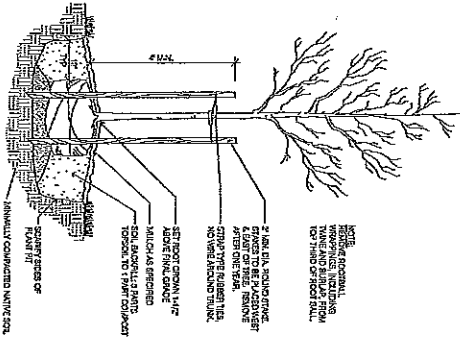
SHEET NO. 2 OF 2
PROJ. NO. 257
DATE: 2/10/2016
FILE NO.

SUGGESTED PLANT LIST

[illegible]

NOTES

2. **Topographic survey provided by Applicant**
Surveying, Inc.
3. **Planting design will be composed trees, shrubs and groundcover that are native cultivars and other plant species that perform well in the Michigan environment. There will be no lawn.**
4. **An automatic irrigation system will be installed for all planter beds. Irrigation will be by overhead spray, bubblers, and potentially drip irrigation where suitable.**



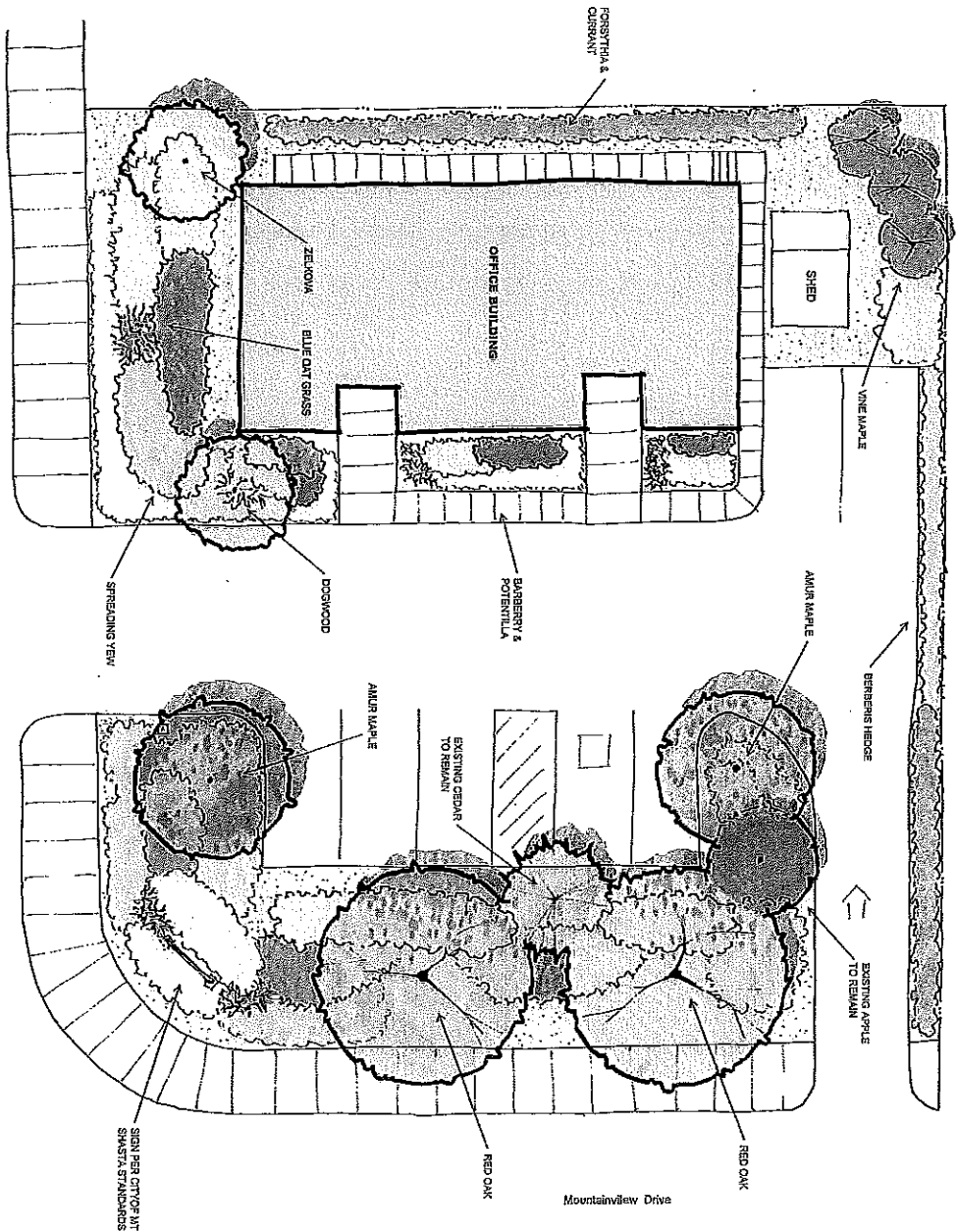
1
-
TREE PLANTING
NOT TO SCALE



BRIAN JOHNSON
OFFICE PROJECT

Conceptual Landscape Plan

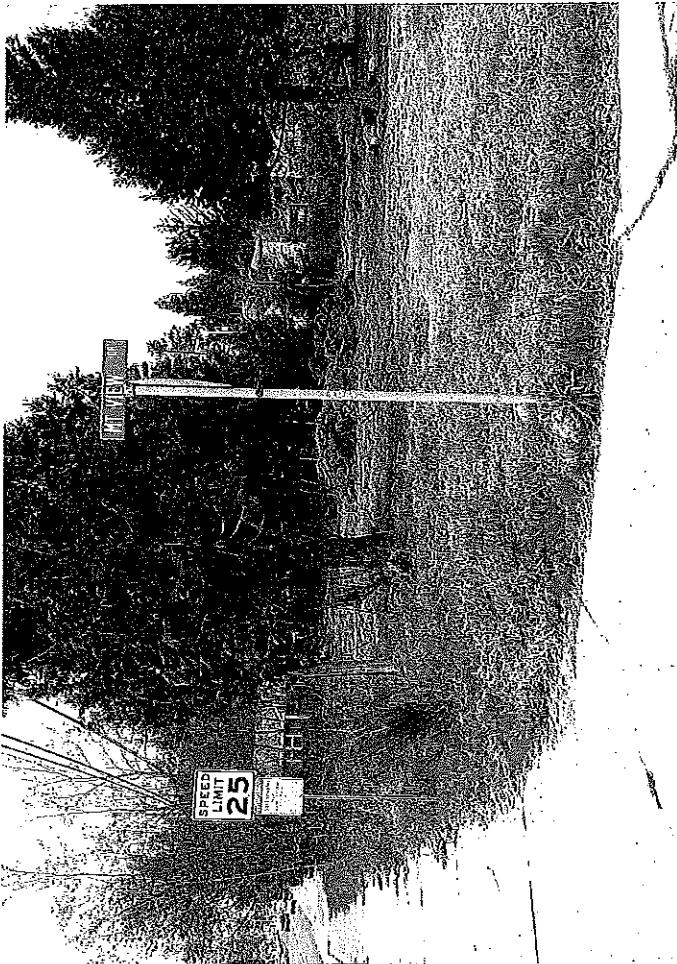
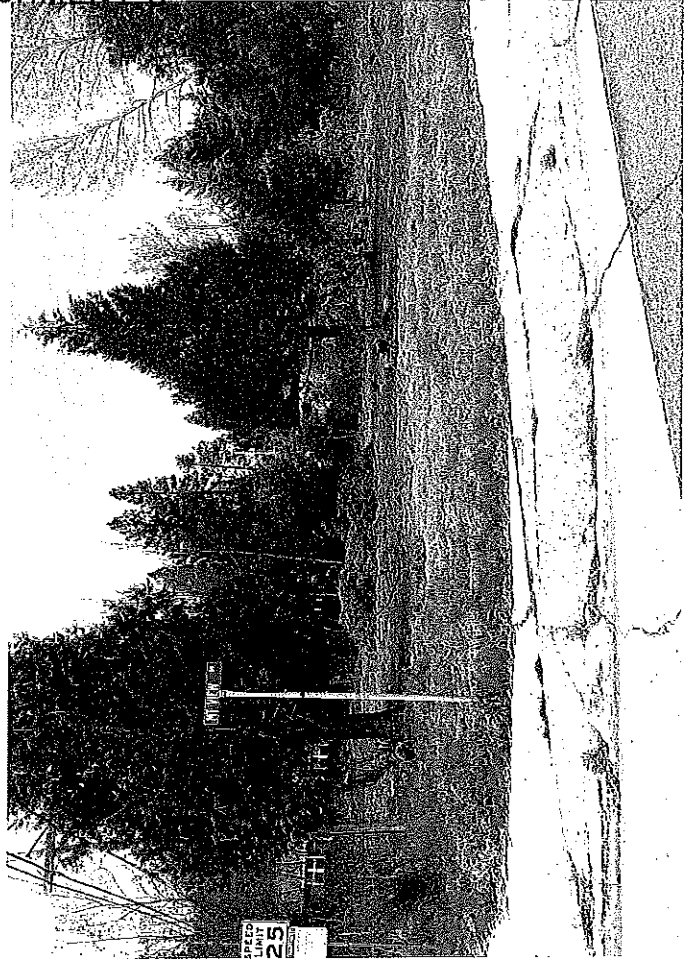
LOCATION:
Corner of Mt Shasta Blvd &
Mountain View Drive
CITY OF MT SHASTA, CA
MAY 2016 PROJECT NO. 1623



ction

Court and Mountain View Drive





Notice of Exemption

To: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

County Clerk
County of Siskiyou
510 North Main Street
Yreka, California 96097-2525

Project Title: Brian Johnson Design Review

Project Location – Specific: Corner of Mt. View Drive and South Mt. Shasta Blvd. APN 057-760-050, and 057-760-040

Project Location – City: City of Mt. Shasta **Project Location – County:** Siskiyou

Description of Nature, Purpose & Beneficiaries of Project: The project would install approximately New construction of an office building less than 2,500 square feet with landscaping and parking..

Name of Public Agency Approving Project: City of Mt. Shasta

Name of Person or Agency Carrying Out Project: Brian Johnson

Project Approval: This is to advise that the Mt. Shasta Planning Commission has approved the above described project on May 17, 2016 and has made the following determination regarding the project.

Exempt Status: (check one)

- ☒ Categorical Exemption CEQA Reference §15303 (c);
- ☐ Ministerial Exemption (§21080(b)(1); 15268);
- ☐ Declared Emergency (§21080(b)(3); 15269(a));
- ☐ Emergency Project (§21080(b)(4); 15269(b)(c));

Reasons Why Project Is Exempt:

This is exempt because it is a small project of New Construction. It is approx. 1,900 square feet therefore smaller than 2,500 square feet. Section 15303 (c) of the CEQA Guidelines exempts projects under 2,500 square feet.

Lead Agency Contact Person: Keith McKinley, City Planner **Area Code/Phone:** 530/926-7510

Signature:  **Date:** 5/13/2016 **Title:** City Planner

Date received for filing at OPR:

**Planning Commission
AGENDA ITEM #8**

DATE: May 17, 2016

TO: Planning Commission

FROM: Keith McKinley, MRTP

SUBJECT: Home Occupation Permit. Michael Aiello, 601 East Lake Street

RECOMMENDATION:

1. Receive Staff Report
2. Discuss attributes of project related to the Business in the Home
3. If the Planning Commission feels the required findings are supported by the evidence on record, adopt the Notice of Exemption and approve the Home Occupation Permit

BACKGROUND & SUMMARY:

Brief Overview and Project Setting

This project is for a Business in the Home pursuant to Chapter 18.40 of the Municipal Code. In the City of Mt. Shasta, business in the home is an encouraged activity. The standards in Chapter 18.40 are intended to “provide standards to accommodate the growing number of businesses based within the entrepreneur’s primary residence. Businesses located in a residence reflect the trend to new methods of competing in the marketplace. A business based in a residence must be subservient in its use of the land so as not to be intrusive into the character of the neighborhood. Property owners within residential zones have expectations about what is an agreeable neighboring use.”

Further, the Chapter goes on to memorialize other protective policy:

(A) The City of Mt. Shasta recognizes the need for its citizens to pursue limited business enterprises based within their place of residence. The City believes that the need to protect the residential integrity of its neighborhoods is of paramount concern.

(B) Businesses in the home within a residential area are intended to ensure that, from all outward appearance, no neighbors or passersby will be aware of the activity. (Ord. CCO-11-05 § 80, 2011; Ord. CCO-09-02, 2009; Ord. CCO-92-08, 1992)

Typically a Business in the Home is approved administratively provided that the business does not depend on foot traffic or is otherwise something that is done entirely in the home, or garage. The idea is stated that to the typical passerby or neighborhood the activity is not readily apparent. However, many times a business may require some foot traffic such as massage therapist, or other activity that requires clients to come to the home. In those cases, the Home Occupation Permit cannot be approved by staff, but has to come before the planning commission for a permit.

This project proposes to operate a part time healing business in the home. The activity will mean that an occasional client will come to the home for the service. The applicant states that she would be happy if there were one client per day, but does not anticipate anything that steady.

Project Setting

The site is at 601 Lake Street. The site is surrounded by single family residential uses, and fronts two streets. The site has frontage on both Lake St and Magnolia. Driveway access is from Magnolia. Lake Street, has relatively higher traffic than a typical residential street. Magnolia is very short and accesses only a few properties and is not a through street. There is ample parking on-site, for the applicant parks in a garage, and the occasional client will park off street in the driveway.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This project is exempt from the California Environmental Act under 15301 existing facilities.

DISCUSSION

Home-based businesses shall be operated in a manner so that the business use is not the cause of repeated and legitimate complaints about noise, dust, odor, traffic, truck traffic, or appearance.

Site

A home-based business is to be located within the residence, garage or workshop. In this case the activity will take place in the home which is a Single Family Residence in an R-1, Single Family Residential Zone.

Parking.

Off street parking is a significant aspect of a home business that causes the least impact on neighborhood. In this case there is ample parking off-street for this business in the home.

The nature of the traffic is quiet, subdued, infrequent and virtually unnoticeable and not at any level that would create disturbance to the neighborhood.

CONCLUSION

This special home business permit is brought to the Planning Commission only when the circumstances are such that administrative approval is not allowed, such as in circumstances such as the occasional client. This project is one that is very light use of the home. The site has ample off-street parking for the expected one or even two clients per day if necessary. The corner frontage adds more screening as the driveway and the use is benign, and it does not have any attributes that would cause an impact to the neighborhood. The Planning Commission can easily make the findings below if discussed and confirmed.

Required findings:

1. The proposed use is consistent with the Mt. Shasta General Plan, any applicable specific plan, and the provisions of this code.

Discussion: The Municipal Code states that it supports businesses in the home and provides regulation at Chapter 18.40. The General Plan is silent on the issue of businesses in the home,

but is in support of preserving residential areas for primarily residential use. By following the required process to locate this business at the site it is presumed consistent with all city policy.

2. The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping, and site improvements.

Discussion: The subject property is a single family home and the proposed activity is not unlike typical uses of homes where friends of the owners come to visit. The activity is essentially a discussion and reading which is not inconsistent with the use of a home.

3. The proposed land use is compatible with neighboring land use and zoning.

Discussion: The regulations require that to the passerby no indication of a significant increase in activity is apparent. A client parking in a driveway and going into the house approximately 5-6 times per week is not incompatible with typical activity in a neighborhood.

4. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or have been amended by conditions of project approval to satisfy the access requirements.

Discussion: Lake Street and Magnolia are public streets, and the driveway has been built to City Standards.

Conditions of approval:

1. Activity is to be operated as submitted and discussed at the Planning Commission.
2. Client Parking shall be in Driveway as discussed.
3. No signage at site.

Notice of Exemption

To: Office of Planning & Research
1400 Tenth Street
Sacramento, CA 95814

County Clerk
County of Siskiyou
510 North Main Street
Yreka, California 96097-2525

Project Title: Home Occupation Permit

Project Location – Specific: 401 Lake Street

Project Location – City: City of Mt. Shasta Project Location – County: Siskiyou

Description of Nature, Purpose & Beneficiaries of Project: The project would install approximately Existing Facilities

Name of Public Agency Approving Project: City of Mt. Shasta

Name of Person or Agency Carrying Out Project: Brian Johnson

Project Approval: This is to advise that the Mt. Shasta Planning Commission has approved the above described project on May 17, 2016 and has made the following determination regarding the project.


Exempt Status: (check one)

- ☒ Categorical Exemption CEQA Reference §15301
- ☐ Ministerial Exemption (§21080(b)(1); 15268);
- ☐ Declared Emergency (§21080(b)(3); 15269(a));
- ☐ Emergency Project (§21080(b)(4); 15269(b)(c));

Reasons Why Project Is Exempt:

This is exempt because it is no construction and the business utilizes an existing single family home

Lead Agency Contact Person: Keith McKinley, City Planner Area Code/Phone: 530/926-7510

Signature:  Date: 5/13/2016 Title: City Planner

Date received for filing at OPR:

